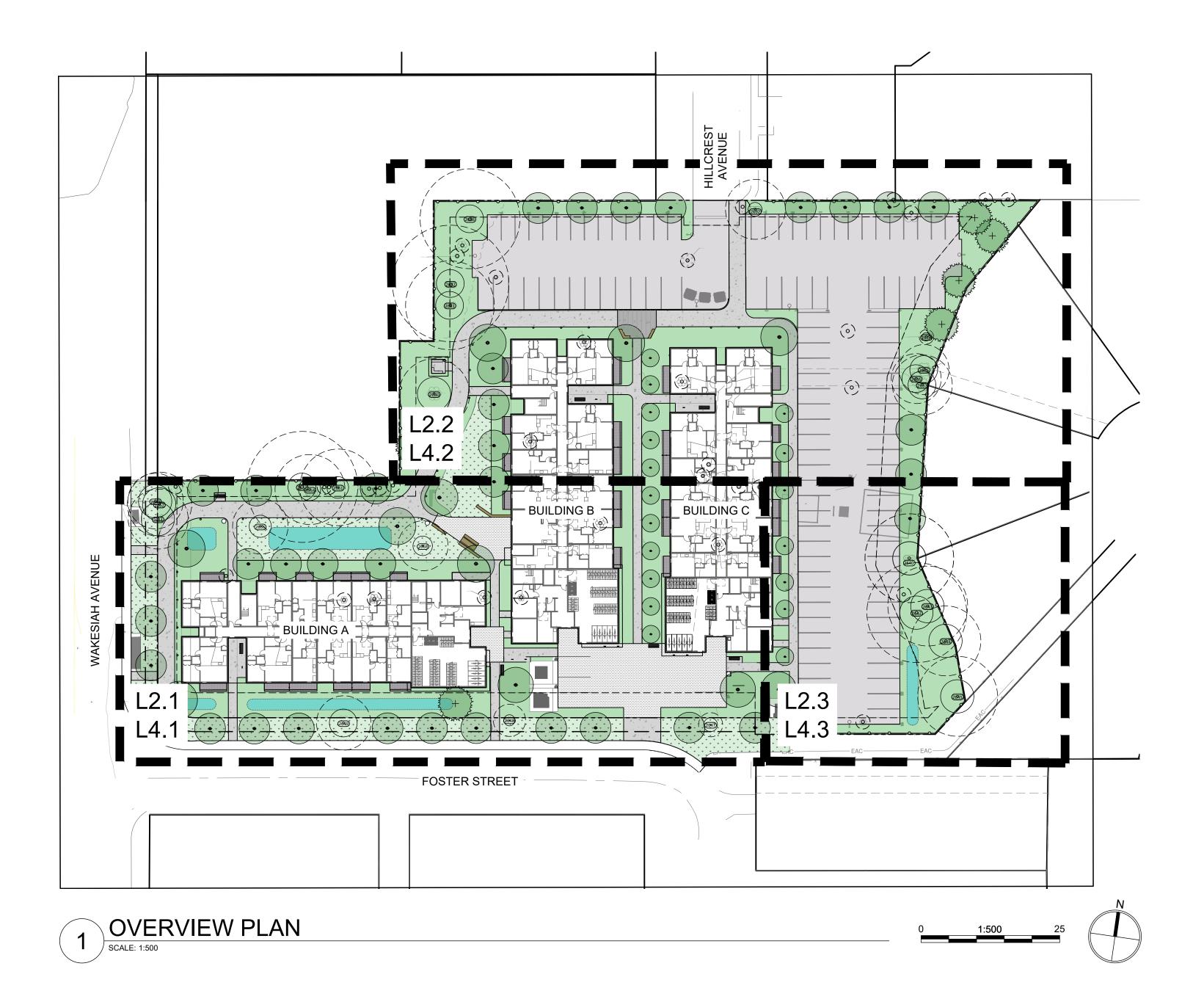
# PACIFICA AT HILLCREST LANDSCAPE ARCHITECTURAL DRAWING SERIES



# DRAWING INDEX

Dwg#	Sht#	Drawing Title
1	L1.0	Cover Sheet
2	L2.1	Materials Plan (1 of 3)
3	L2.2	Materials Plan (2 of 3)
4	L2.3	Materials Plan (3 of 3)
5	L3.0	Landscape Details
6	L4.0	Planting Schedule & Notes
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# **ABBREVIATIONS**

APPROX	APPROXIMATE	LA	LANDSCAPE ARCHITECT
ВС	BOTTOM OF CURB	LP	LOW POINT
BW	BOTTOM OF WALL	MAX	MAXIMUM
CA	CONTRACT ADMINISTRATOR	MIN	MINIMUM
СВ	CATCH BASIN	MH	MANHOLE
CIP	CAST IN PLACE	NIC	NOT IN CONTRACT
CL	CENTER LINE	NTS	NOT TO SCALE
CONT	CONTOURS	O.C.	ON CENTRE
CONC	CONCRETE	O.D.	OUTSIDE DIAMETER
CoN	CITY OF NANAIMO	PA	PLANTING AREA
CRZ	CRITICAL ROOT ZONE	PL	PROPERLY LINE
DIA	DIAMETER	R	RADIUS
DIM	DIMENSION	REF	REFERENCE
DWG	DRAWING	SPECS	SPECIFICATIONS
EG	EXISTING GRADE	SS	STAINLESS STEEL
EL	ELEVATION	TBC	TO BE CONFIRMED
EQ	EQUAL	TC	TOP OF CURB
EXIST	EXISTING	THK	THICK
FFE	FINISHED FLOOR ELEVATION	TW	TOP OF WALL
FG	FINISHED GRADE	TYP	TYPICAL
Н	HEIGHT	U/G	UNDERGROUND

## GENERAL NOTES

- . ALL MEASUREMENTS IN MILLIMETERS UNLESS OTHERWISE NOTED
- . ALL EXISTING UTILITIES TO BE IDENTIFIED BY THE CONTRACTOR PRIOR TO INITIATING CONSTRUCTION.
- BASE INFORMATION INCLUDED IS FOR REFERENCE ONLY. ALL EXISTING FEATURES ARE TO BE VERIFIED PRIOR TO CONSTRUCTION
- 4. REFER TO ENGINEERING DRAWINGS FOR U/G SERVICES LOCATIONS AND INFORMATION PRIOR TO LANDSCAPE IMPROVEMENTS. ALL EXISTING UTILITIES TO BE IDENTIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- 5. REFER TO ARCHITECTURE FOR ALL ARCHITECTURAL WORKS.
- 6. REFER TO CIVIL FOR ALL SITE GRADING, CIVIL WORKS AND DETAILS. ALL PAVED AREAS TO SLOPE AWAY FROM THE BUILDINGS TO PROVIDE POSITIVE DRAINAGE.
- 7. THIS DRAWING AND DESIGN IS THE PROPERTY OF LANARC 2015 CONSULTANTS LTD. (LANARC) AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF LANARC. LANARC WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN, OR ANY CHANGES MADE TO THE DRAWING BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS OR THEIR EMPLOYEES OR AGENTS, WITHOUT LANARC'S PRIOR WRITTEN CONSENT.
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- 9. LANARC HAS PREPARED THESE DRAWINGS IN A MANNER CONSISTENT WITH THAT LEVEL OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE LANDSCAPE ARCHITECTURE PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS IN THE JURISDICTION IN WHICH THE SERVICES ARE PROVIDED, SUBJECT TO THE TIME LIMITS AND PHYSICAL CONSTRAINTS APPLICABLE TO THE PROJECT.
- 10. CONTRACTOR TO MAKE GOOD ALL CONSTRUCTION RELATED DAMAGE OUTSIDE THE LIMIT OF WORK.

## DESIGN NARRATIVE

**SITE DESIGN AND CIRCULATION:** The landscape design provides a welcoming street presence along Wakesiah Ave., Hillcrest Ave, and Foster Street, integrating lawn and planting areas, street trees, entry plazas, connecting paths, and seating opportunities. A barrier-free 3m wide multi-use path links Wakesiah Ave to Hillcrest via the west and north sides of the site to improve connectivity and active transportation routes for all modes of travel.

A central amenity patio between buildings A and B offers a flexible space for groups of all sizes to gather. The patio is connected to Building B's interior amenity room for a seamless transition between interior and exterior amenity zones. Open lawn spaces border the patio to support informal recreation opportunities for individuals, families, and small groups (e.g., space for young children to kick a ball or chase bubbles, friends to spread out a blanket and have a picnic). A dedicated smoking area is situated at the NW side of Building B, with 6M+ distance from all doors, windows, and air intakes.

A series of rain gardens have been integrated throughout the site, to filter and slow stormwater and reduce runoff.

The edges of the site that are adjacent residential properties are screened by wooden fencing, tree, and shrub planting to provide privacy for residents and the adjacent neighbours.

**PLANTING DESIGN:** The planting approach aims to preserve existing trees and grow the urban tree canopy with a wide range of proposed deciduous and coniferous tree species. Extensive tree planting creates a park-like setting surrounding all buildings and along the neighbourhood interface. The understory plant palette features a biodiverse variety of hardy, native shrubs, ornamental grasses, and flowering perennials, selected to provide habitat for pollinators and also offer colour, texture, and interest through the seasons.

**IRRIGATION:** The landscape will include an automatic irrigation system that will be designed to promote plant establishment while conserving water. Important factors such as solar aspect, water requirements for specific plant species, and site microclimate conditions will factor into the design.



Issue	Date
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Pacifica at Hillcrest 309 Hillcrest, Nanaimo

**COVER SHEET** 

Date 31-07-2025

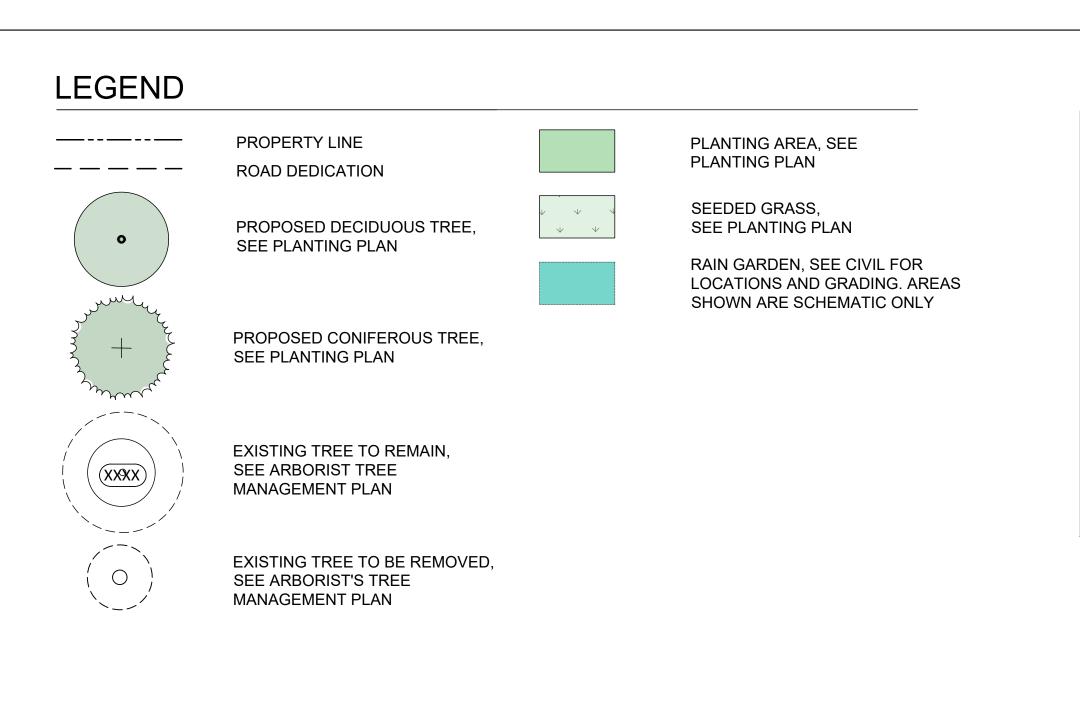
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Checked by VW

L1.0

Project # 25648 Scale

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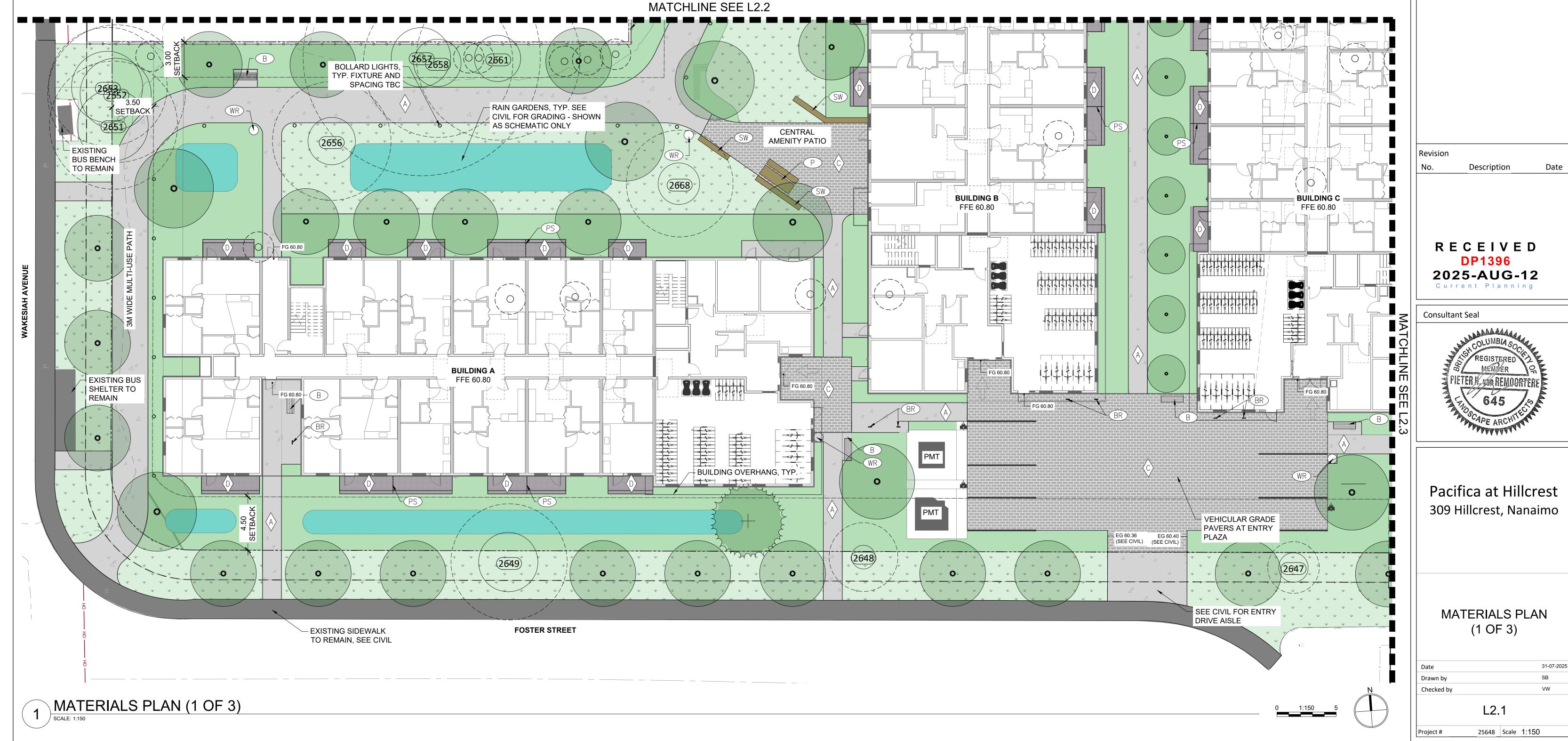


PAVING/SURFACING SCHEDULE				
SYMBOL	TYPE	FINISH/COLOUR/NOTES		
	CIP CONCRETE WALKWAY	BROOM FINISH WITH SAW-CUT SCORE JOINTS		
B	VEHICULAR ASPHALT	REF. CIVIL		
C	PRECAST CONCRETE UNIT PAVERS - PLAZA	BELGARD CLASSIC STANDARD CONCRETE PAVERS; NATURAL, SHADOW		
D	PRECAST CONCRETE UNIT PAVERS - PATIO	TEXADA SLAB PAVERS; NATURAL		
E E	FEATURE PAVING	C.I.P. CONCRETE WITH INTEGRAL COLOUR. OR PRECAST CONCRETE UNIT PAVERS		

SITE FURNISHINGS SCHEDULE				
SYMBOL	ITEM	DESCRIPTION/NOTES	DETAIL	
B	BENCH	NEOOLIVIANO BENCH BY LANDSCAPE FORMS OR APPROVED EQUAL	01/L3.0	
BR	BIKE RACK	TOFINO BIKE RACK BY SPORTWORKS OR APPROVED EQUAL	03/L3.0	
SW	CUSTOM SEAT WALL	CIP CONCRETE SEAT WALL, WOOD SLAT MOUNTED TO TOP	02/L3.0	
P	COMMUNAL TABLE	SOLID PICNIC TABLE BY STREET LIFE OR APPROVED EQUAL	04/L3.0	
WR	WASTE RECEPTACLE	SCARBOUROUGH LITTER BY LANDSCAPE FORMS OR APPROVED EQUAL	06/L3.0	
SS	SMOKING SHELTER	REF. ARCH		
F	WOOD PANEL FENCE	1.8m (6ft') TALL FENCE, FSC WESTERN RED OR YELLOW CEDAR	07/L3.0	
PS	PRIVACY SCREEN	REF. ARCH		
AT	ASH TRAY	MODEL:CAM-399 BY CANAAN SITE FURNISHINGS OR APPROVED EQUAL	05/L3.0	

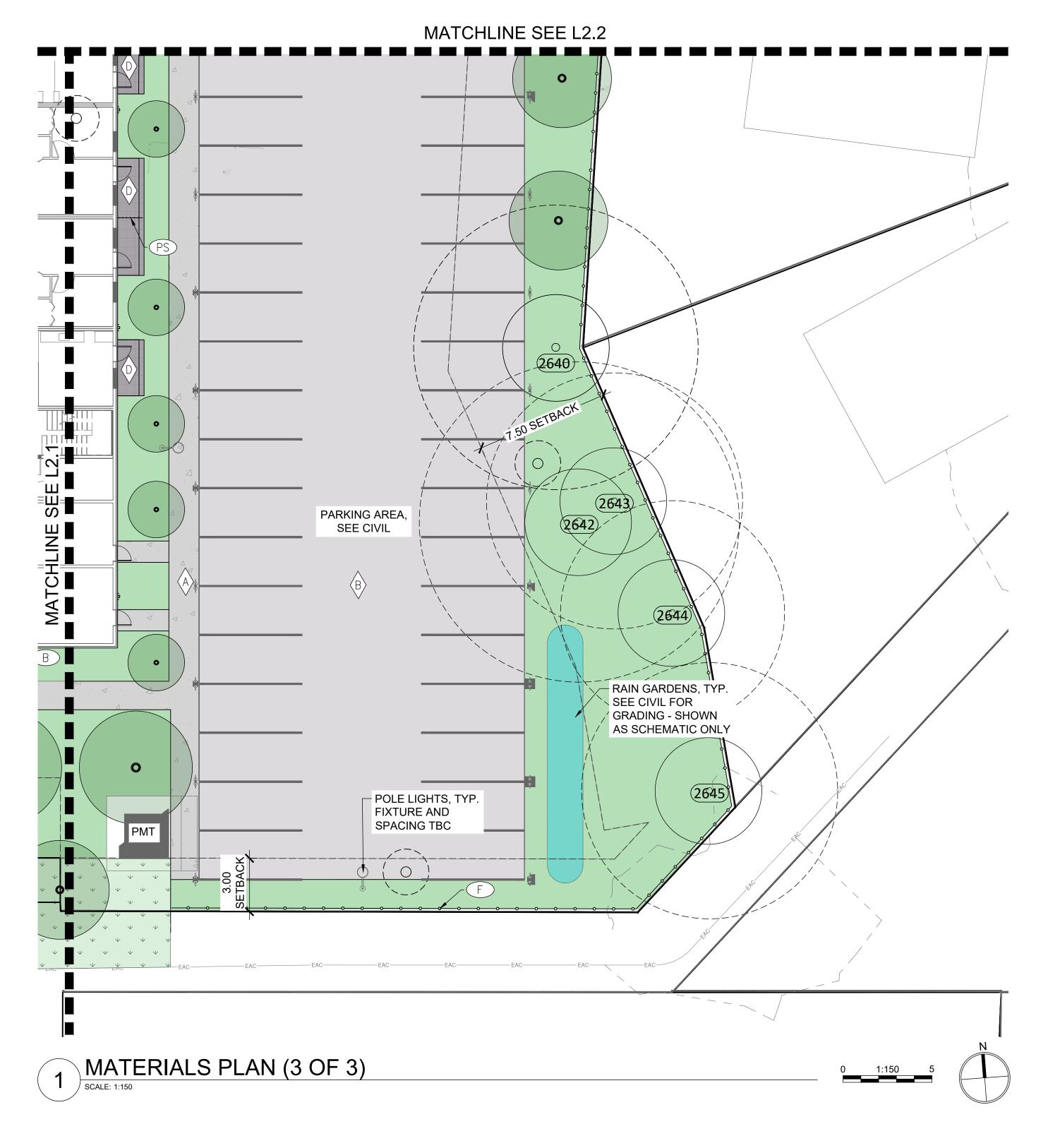


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# LEGEND

(XXXX)

 $\circ$ 

PROPERTY LINE \_\_\_\_\_ ROAD DEDICATION PROPOSED DECIDUOUS TREE, SEE PLANTING PLAN

> EXISTING TREE TO REMAIN, SEE ARBORIST TREE MANAGEMENT PLAN

SEE PLANTING PLAN

EXISTING TREE TO BE REMOVED, SEE ARBORIST'S TREE MANAGEMENT PLAN

PROPOSED CONIFEROUS TREE,

PLANTING AREA, SEE PLANTING PLAN

SEEDED GRASS, SEE PLANTING PLAN

RAIN GARDEN, SEE CIVIL FOR LOCATIONS AND GRADING. AREAS SHOWN ARE SCHEMATIC ONLY

# PAVING/SURFACING SCHEDULE

SYMBOL	TYPE	FINISH/COLOUR/NOTES
A	CIP CONCRETE WALKWAY	BROOM FINISH WITH SAW-CUT SCORE JOINTS
B	VEHICULAR ASPHALT	REF. CIVIL
C	PRECAST CONCRETE UNIT PAVERS - PLAZA	BELGARD CLASSIC STANDARD CONCRETE PAVERS; NATURAL, SHADOW
D	PRECAST CONCRETE UNIT PAVERS - PATIO	TEXADA SLAB PAVERS; NATURAL
(E)	FEATURE PAVING	C.I.P. CONCRETE WITH INTEGRAL COLOUR. OR PRECAST CONCRETE UNIT PAVERS

# SITE FURNISHINGS SCHEDULE

SYMBOL	ITEM	DESCRIPTION/NOTES	DETAIL
B	BENCH	NEOOLIVIANO BENCH BY LANDSCAPE FORMS OR APPROVED EQUAL	01/L3.0
BR	BIKE RACK	TOFINO BIKE RACK BY SPORTWORKS OR APPROVED EQUAL	03/L3.0
SW	CUSTOM SEAT WALL	CIP CONCRETE SEAT WALL, WOOD SLAT MOUNTED TO TOP	02/L3.0
P	COMMUNAL TABLE	SOLID PICNIC TABLE BY STREET LIFE OR APPROVED EQUAL	04/L3.0
WR	WASTE RECEPTACLE	SCARBOUROUGH LITTER BY LANDSCAPE FORMS OR APPROVED EQUAL	06/L3.0
SS	SMOKING SHELTER	REF. ARCH	
F	WOOD PANEL FENCE	1.8m (6ft') TALL FENCE, FSC WESTERN RED OR YELLOW CEDAR	07/L3.0
PS	PRIVACY SCREEN	REF. ARCH	
(AT)	ASH TRAY	MODEL:CAM-399 BY CANAAN SITE FURNISHINGS OR APPROVED EQUAL	05/L3.0



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PS	PRIVACY SCREEN	REF. ARCH	
AT	ASH TRAY	MODEL:CAM-399 BY CANAAN SITE FURNISHINGS OR APPROVED EQUAL	05/L3.0



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Pacifica at Hillcrest 309 Hillcrest, Nanaimo

MATERIALS PLAN (3 OF 3)

Drawn by Checked by L2.3 25648 Scale 1:150

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#### NOTES:

- 1. STYLE (MANUFACTURER): NEOLIVIANO BENCH (LANDSCAPE FORMS), 6FT, BACKED, WITH ARMRESTS.
- 2. MATERIAL: ALUMINUM FRAME WITH LOCALLY SOURCED THERMALLY MODIFIED ASH SLATS.
- 3. **ALUMINUM FINISH:** ANODIZED ALUMINUM FRAME.
- REFER TO MANUFACTURER FOR DIMENSIONS, DETAILS, AND MORE INFORMATION.







#### NOTES:

- 1. STYLE (CUSTOM): CIP CONCRETE SEAT WALL WITH WOOD SLAT BENCH MOUNTED TO TOP.
- 2. MATERIAL: CONCRETE, FSC WOOD SLATS.
- 3. **CONCRETE FINISH:** LIGHT SAND BLAST.
- 4. FASTENERS: GALVANIZED STEEL.

STYLE (MANUFACTURER): OUTDOOR

SMOKING ASHTRAY CAM-399

(CANAAN SITE FURNISHINGS).

MATERIAL: STAINLESS STEEL.

INFORMATION.

REFER TO MANUFACTURER FOR

DIMENSIONS, DETAILS, AND MORE





REFERENCE IMAGE (NTS)

#### NOTES:

- STYLE (MANUFACTURER): TOFINO BIKE RACK (SPORTSWORKS), CANE DETECTABLE MODEL (ADA COMPLIANT).
- 2. MATERIAL / FINISH: BEAD **BLASTED STAINLESS STEEL** WITH NO SCRATCH BUMPERS
- REFER TO MANUFACTURER FOR DIMENSIONS, DETAILS, AND MORE INFORMATION.
- ALL FASTENERS TO BE STAINLESS STEEL.

BIKE RACK (03) SCALE: NTS



NOTES:



#### NOTES:

- **STYLE:** SOLID LINEAR PICNIC TABLE BY STREET LIFE OR SIMILAR CUSTOM DESIGN.
- MATERIAL: GALVANIZED STEEL FRAME, WOOD SLATS.
- REFER TO MANUFACTURER FOR DIMENSIONS, DETAILS, AND MORE INFORMATION.

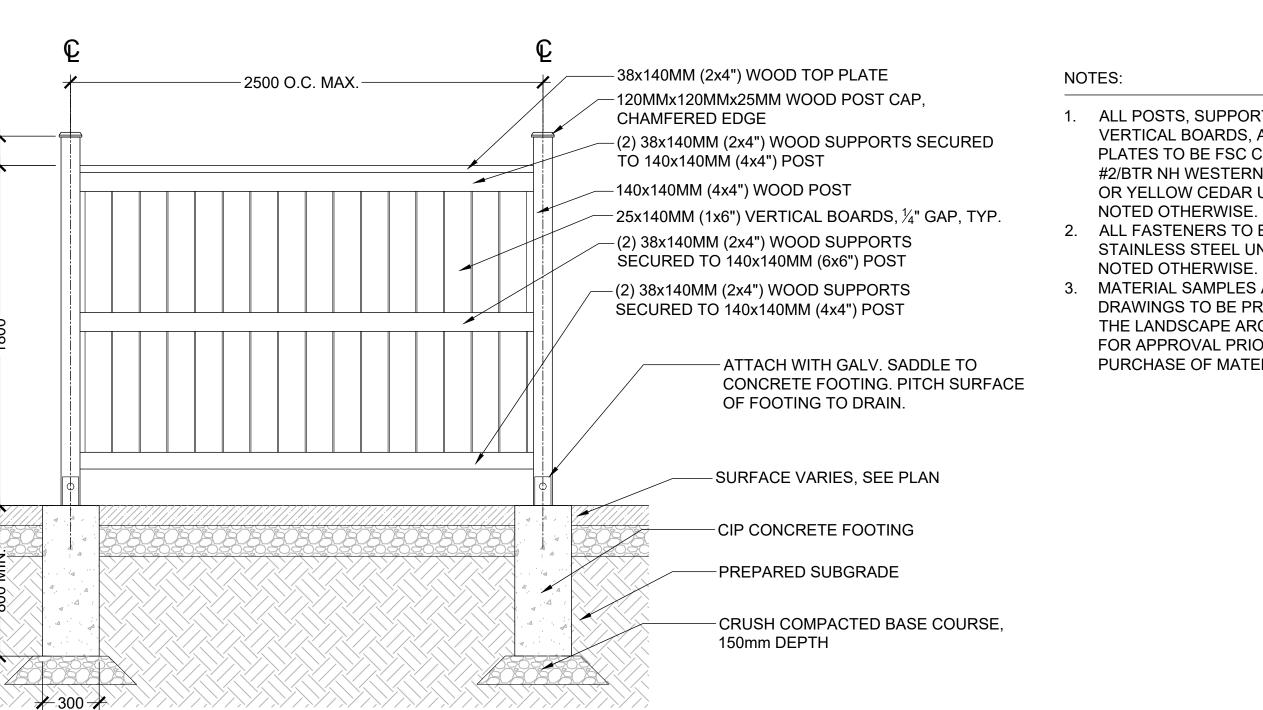


REFERENCE IMAGE (NTS)





- 1. ALL POSTS, SUPPORTS, VERTICAL BOARDS, AND TOP PLATES TO BE FSC CERTIFIED, #2/BTR NH WESTERN REDCEDAR OR YELLOW CEDAR UNLESS
- 2. ALL FASTENERS TO BE STAINLESS STEEL UNLESS
- 3. MATERIAL SAMPLES AND SHOP DRAWINGS TO BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE OF MATERIALS.



PERIMETER FENCE



## NOTES:

- STYLE (MANUFACTURER): SCARBOUROUGH LITTER (LANDSCAPE FORMS), SIDE OPEN,
- MATERIAL: POWDER COATED
- FRAME COLOUR: POWDER COAT **METALLIC GREY**
- 4. LINER COLOUR: MATTE BLACK
- 5. REFER TO MANUFACTURER FOR DIMENSIONS, DETAILS, AND MORE INFORMATION.

REFERENCE IMAGE (NTS)





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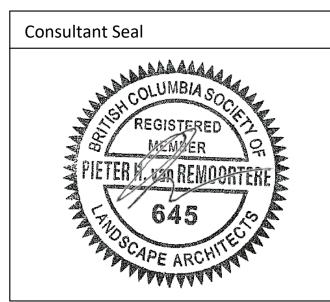
405-256 Wallace Street Nanaimo, BC V9R 5B3

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No.	Description_	Date





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LANDSCAPE DETAILS

ate		31-07-2025	
rawn by		SB	
necked by		VW	
	L3.0		

25648 Scale

# PLANTING NOTES

#### **GENERAL PLANTING NOTES:**

- CHECK FOR LOCATIONS OF WATER LINES AND ANY OTHER U/G SERVICES PRIOR TO DIGGING.
- 2. ALL SHRUB AND GROUNDCOVER AREAS TO RECEIVE MIN. 450MM DEPTH PLANTING SOIL. 1000 DEPTH MIN. PLANTING SOIL FOR TREES.
- 3. ALL SHRUB AND GROUNDCOVER AREAS TO RECEIVE 75MM DEPTH MULCH
- 4. ALL PLANTING WORKS TO CANADIAN LANDSCAPE STANDARD (CLS)
- 5. PLANT SPECIES AS SHOWN ON CANDIDATE PLANT LIST MAY CHANGE, BASED ON NURSERY AVAILABILITY. ALL PLANT SPECIES REPLACEMENTS TO BE COORDINATED WITH LANDSCAPE ARCHITECT.
- 6. STREET TREE SPECIES AND PLANTING PER CITY OF NANAIMO STANDARD
- 7. REFER TO ARBORIST'S REPORT FOR TREE MANAGEMENT PLAN, TREE PROTECTION MEASURES, AND PLANTING AND IRRIGATION INSTALLATION WITHIN ROOT ZONES OF EXISTING TREES TO REMAIN.
- 8. ALL PLANTED AREAS TO BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM.

# PLANT SCHEDULE

<u>SYMBOL</u>	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES					
	АСМ	1	Acer macrophyllum	Big Leaf Maple	6 cm cal.
	AA	11	Acer rubrum `Armstrong`	Armstrong Red Maple	6 cm cal.
	ACR	14	Acer x freemanii 'Jeffersred'	Freeman Maple	6 cm cal.
	CJ	8	Cercidiphyllum japonicum	Katsura Tree	6 cm cal.
	COR	3	Cornus nuttallii	Pacific Dogwood	6 cm cal.
	CE	3	Cornus x 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	6 cm cal.
	FO	3	Fraxinus oxycarpa 'Raywood'	Raywood Ash	6 cm cal.
	LT	3	Liriodendron tulipifera	Tulip Poplar	6 cm cal.
Jan	PSM	6	Pseudotsuga menziesii	Douglas Fir	2.5 m Ht
	PJ	3	Pyrus x 'NCPX1'	Javelin® Pear	6 cm cal.
	QR	7	Quercus rubra	Northern Red Oak	6cm Cal.
	zs	4	Zelkova serrata	Japanese Zelkova	6 cm cal.
•	ZM	4	Zelkova serrata 'Musashino'	Musashino Japanese Zelkova	6 cm cal.

1111	RAINGARDEN MIX	220 m²		
	Corox obpunts / Cloudh Codes		10cm Pot	20% @ 0.6m o.c.
1111	Carex stipata / Awl-fruited Sedge	126 126	10cm Pot	20% @ 0.6m o.c.
1111	Cornus sericea / Red Twig Dogwood	15	#1 Pot	10% @ 1.2m o.c.
1111	Iris tenax / Oregon Iris	63	#1 Pot	10% @ 0.6m o.c.
1111	Juncus effusus / Soft Rush	45	10cm Pot	20% @ 1m o.c.
1111	Spiraea densiflora / Sub-alpine Spirea	36	#1 Pot	10% @ 0.8m o.c.
	Symphyotrichum subspicatum / Douglas Aster	63	#1 Pot	10% @ 0.6m o.c.
1111				
	SHRUB MIX	2,770 m <sup>2</sup>		
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	107	#1 Pot	3% @ 0.9m o.c.
	Cornus stolonifera 'Kelseyi' / Kelsey's Dwarf Red Twig Dogwood	175	#1 Pot	5% @ 0.9m o.c.
	Deschampsia cespitosa / Tufted Hair Grass	136	#1 Pot	3% @ 0.8m o.c.
	Echinacea purpurea 'Kim's Knee High' / Kim's Knee High Coneflower	319	#1 Pot	4% @ 0.6m o.c.
	Lavandula angustifolia 'Alba' / White English Lavender	270	#1 Pot	6% @ 0.8m o.c.
	Lonicera pileata / Privet Honeysuckle	200	#1 Pot	7% @ 1m o.c.
	Mahonia repens / Creeping Mahonia	270	#1 Pot	6% @ 0.8m o.c.
	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	225	#1 Pot	5% @ 0.8m o.c.
	Polystichum munitum / Western Sword Fern	270	#1 Pot	6% @ 0.8m o.c.
	Salvia nemorosa 'Caradonna' / Cardonna Meadow Sage	136	#1 Pot	3% @ 0.8m o.c.
	Sarcococca hookeriana humilis / Trailing Sweetbox		#1 Pot	7% @ 1m o.c.
	Achillea millefolium / Common Yarrow		#1 Pot	2% @ 0.8m o.c.
	Arbutus unedo 'Compacta' / Compact Strawberry Tree	18	#5 Pot	2% @ 1.8m o.c.
	Arctostaphylos uva-ursi / Kinnikinnick		#1 Pot	4% @ 0.6m o.c.
	Athyrium filix-femina / Common Lady Fern		#1 Pot	3% @ 0.8m o.c.
	Blechnum spicant / Deer Fern		#1 Pot	3% @ 0.8m o.c.
	Camassia quamash / Small Camas	160	#1 Pot	2% @ 0.6m o.c.
	Cornus canadensis / Bunchberry Dogwood	160	#1 Pot	2% @ 0.6m o.c.
	Cornus sericea Arctic Fire / Red Twig Dogwood	36	#2 Pot	3% @ 1.5m o.c.
	Fragaria chiloensis / Beach Strawberry	159	#1 Pot	2% @ 0.6m o.c.
	Lupinus polyphyllus / Large-leaved Lupine	91	#1 Pot	2% @ 0.8m o.c.
	Oemleria cerasiformis / Osoberry	15	#3 Pot	2% @ 2m o.c.
	Potentilla fruticosa / Bush Cinquefoil	87	#1 Pot	3% @ 1m o.c.
	Rhododendron yakushimanum `Crete` / Crete Yaku Rhododendron		#1 Pot	4% @ 1m o.c.
	Ribes sanguineum / Red Flowering Currant	115 21	#2 Pot	3% @ 2m o.c.
	Spiraea douglasii / Western Spirea	50	#1 Pot	4% @ 1.5m o.c.
	Vaccinium ovatum / Evergreen Huckleberry	35	#2 Pot	4% @ 1.75m o.c.
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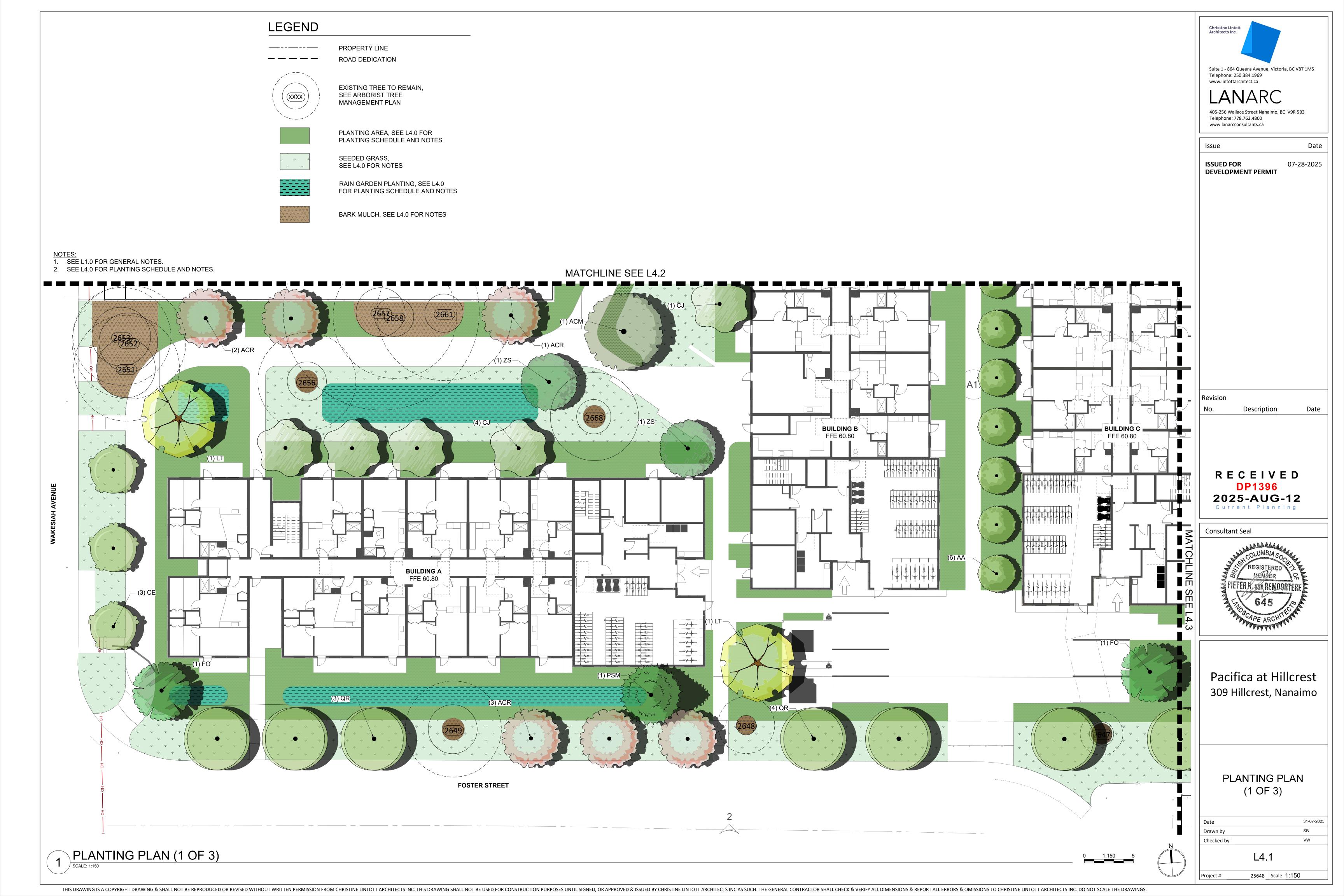
PLANTING SCHEDULE & NOTES

Date 31-07-2025

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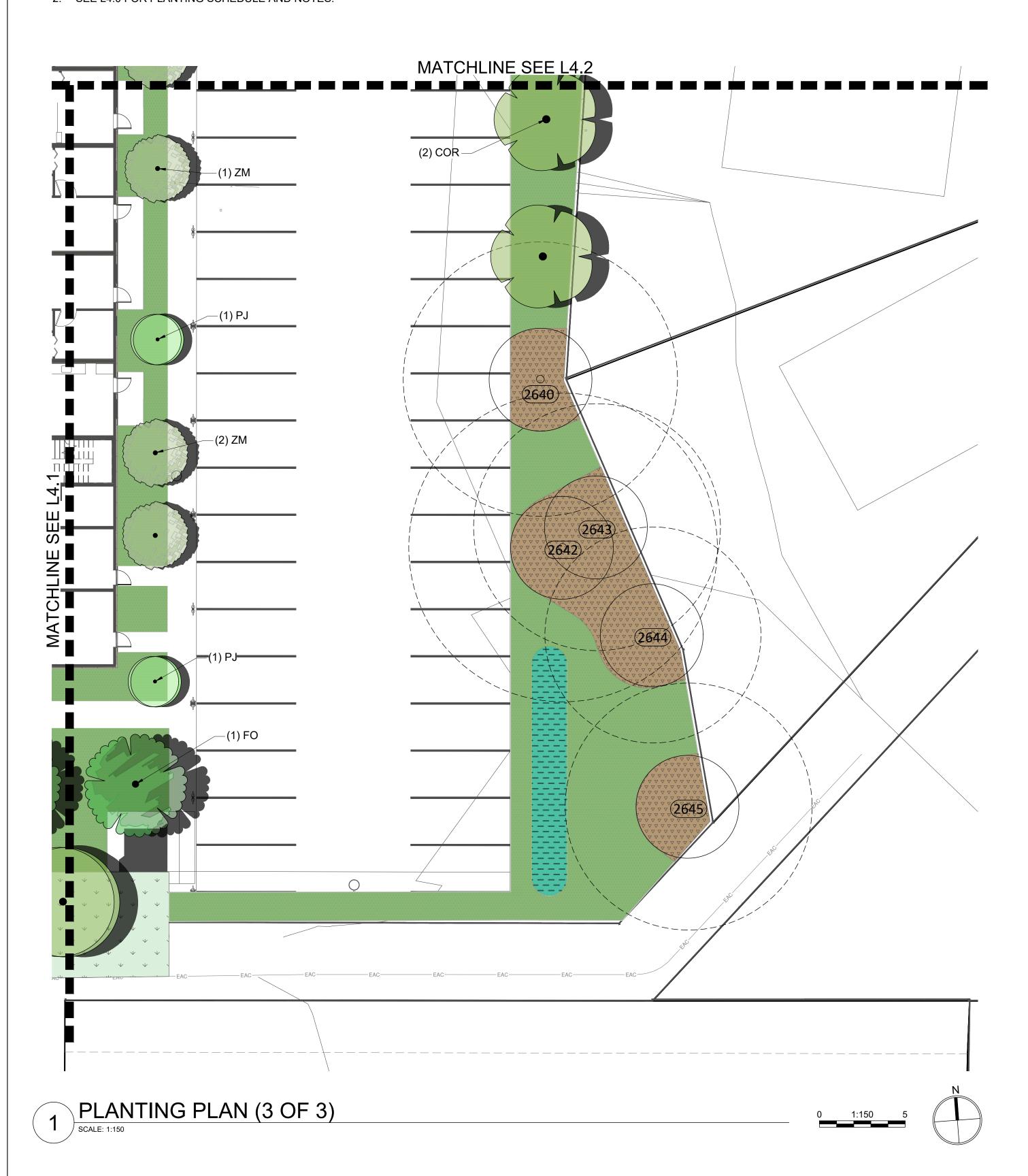
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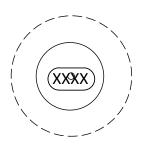








PROPERTY LINE ROAD DEDICATION



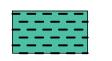
EXISTING TREE TO REMAIN, SEE ARBORIST TREE MANAGEMENT PLAN



PLANTING AREA, SEE L4.0 FOR PLANTING SCHEDULE AND NOTES



SEEDED GRASS, SEE L4.0 FOR NOTES



RAIN GARDEN PLANTING, SEE L4.0 FOR PLANTING SCHEDULE AND NOTES



BARK MULCH, SEE L4.0 FOR NOTES



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> PLANTING PLAN (3 OF 3)

Checked by L4.3

25648 Scale 1:150